

Town of Buffalo Plan Commission Minutes

October 6, 2004

Members present: Gene Mucciolo, Chairman; Jan Banicki; Charlie Church, Don Smith, Fred Wollenberg

Citizens: Margarete Worthington, Amy Emery

The meeting opened at 7:05 p.m. Minutes of the September 8 and September 21 meetings were distributed and approved.

The meeting followed the printed Agenda (see attachment). Amy Emery handed out proposed application forms, including an Application for a Sketch Plan, Application for Minor Land Division, Pre-preliminary Application for Conservation Design Subdivision, Pre-preliminary Plat Application for Conservation design Subdivision and Final Plat Application for Conservation Design Subdivision.

There was discussion of the limit to be placed on secondary conservation areas within Conservation Design Subdivisions, with a vote taken resulting in a 4-to-1 decision to require a minimum of 45 percent of the adjusted tract area (*see* XX.35 (4) of the Draft Subdivision and Land Division Ordinance).

Amy Emery outlined the procedure from tonight forward: 1) Amy will make changes based on tonight's meeting and the prior draft review meetings; 2) the revised draft will go on the Omnni website; 3) A Town Plan Commission meeting will be held to OK the final draft ordinance; 4) there will be a public meeting to consider the final draft at which Amy Emery will appear.

Amy will take into consideration tonight's comments about allowable percentage of slope, timelines for action by the Town on developers' submissions, changes in paragraph XX.26 (Minor Land Divisions), Article VI (Design Standards), the Commission's decision not to require buried utility service and the decision to reduce the allowable active recreational space to no more than 30 percent. Amy will also provide a suggested fee schedule.

The meeting adjourned at 8:45 p.m. The next meeting of the Commission will be October 21 at 7:00 pm